

THE SEABROOK ECONOMIC DEVELOPMENT CORPORATION OF THE CITY OF SEABROOK MET ON **THURSDAY, FEBRUARY 7, 2019** AT 7:00 P.M. IN THE SEABROOK CITY HALL COUNCIL CHAMBERS, 1700 FIRST STREET, SEABROOK, TEXAS TO CONSIDER, AND IF APPROPRIATE, TAKE ACTION WITH RESPECT TO THE AGENDA ITEMS LISTED BELOW.

BOARD MEMBERS PRESENT:

PAUL R. DUNPHEY	PRESIDENT
TERRY CHAPMAN	VICE-PRESIDENT
KEVIN FERGUSON	TREASURER
ERNIE DAVIS	SECRETARY
THOMAS KOLUPSKI	MAYOR
GARY BELL	MEMBER
JEFF LARSON	COUNCIL REPRESENTATIVE

ALSO PRESENT WERE:

GAYLE COOK	CITY MANAGER
STEVE WEATHERED	CITY/EDC ATTORNEY
PAUL CHAVEZ	DIRECTOR OF ECONOMIC DEVELOPMENT
PAT PATEL	EDC ADMINISTRATIVE ASSISTANT

EDC President Paul Dunphey called the meeting to order at 7:00 p.m. and declared that a quorum was present.

1.0 PUBLIC COMMENTS AND ANNOUNCEMENTS

There were none.

2. SPECIFIC PUBLIC HEARINGS

2.1 Pursuant to Texas Local Government Code section 505.159, conduct public hearing on notice of project of the SEDC relating to incentives for KIWO, Inc. including funding for relocation of a sedimentation tank and related expenses to placing the proposed project into operation in an amount estimated to be \$84,209.40

EDC President, Paul Dunphey opened the public hearing at 7:00 p.m.

No comments were made.

Mr. Dunphey closed the public hearing 7:01 p.m.

3. PRESENTATIONS

3.1 EDC Director's report on economic development activities for January 2019.

- Discussion on potential hotel conference center
- Old Seabrook prospects - new business opening – The Backyard
- Donalds Donuts – waiting for TXDOT reimbursement before moving in
- Meeting with new owner of Barge 295 – redevelopment efforts

- Midnite Slice Pizza – 7 year anniversary celebration
- New developers looking at potential site at Red Bluff
- Bay Area Design Landscaping - construction issue with getting trucks in and out
- RedNews report - new advertisements and new SH146 video
- Chamber of Commerce meeting on SH146 – new video presented at this meeting
- Economic Summit scheduled for Wednesday, March 27
- Monthly budget report

4. NEW BUSINESS

4.1 Consider and take all appropriate action on Economic Development Agreement between the Seabrook EDC and Kiwo, located at 1929 Marvin Circle, reflecting purpose to promote or develop new or expanded business enterprises and/or that create or retain primary jobs in or near the City of Seabrook, by expending SEDC sales tax funds as reimbursement of sedimentation tank relocation and associated fees in an amount not to exceed \$84,209.40.

The board discussed the following issues:

- current tank that's there could remain for restrooms, but that tank is in City right of way and needs to be removed
- There is no price for the removal & it's not reflected in the incentive request – they will get a quote and come back to board to add, or if it's a reasonable amount they will pay for the removal themselves
- 18 employees – 4 years later to audit them – use of the word “plan” to be replaced to “shall”

Motion made by Thom Kolupski and seconded by Gary Bell.

To add the language of “shall” to employment figures in the agreement.

Agreement to read “...with 18 new full time employee positions which *shall* be added at the end of 4 years of the date of the final approval of this Agreement...”

MOTION CARRIED BY UNANIMOUS CONSENT

Motion made by Ernie Davis and seconded by Kevin Ferguson.

To accept the incentive agreement as amended made in the previous motion & specify completion date for Dec 31, 2021.

MOTION CARRIED BY UNANIMOUS CONSENT

4.2 Consider and take all appropriate action on proposed amendment to the EDC BYLAWS.

Motion made by Kevin Ferguson and seconded by Gary Bell.

To approve as amended.

MOTION CARRIED BY UNANIMOUS CONSENT

5. ROUTINE BUSINESS

5.1 Approve minutes of the January 10, 2019 regular EDC meeting. (Patel)

Motion made by Ernie Davis and seconded by Kevin Ferguson.

Motion to approve as presented.

MOTION CARRIED BY UNANIMOUS CONSENT

5.2 Update on SH 146 expansion.

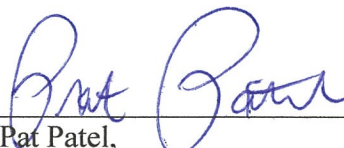
- Phase 1 – widening the existing bridge – and then phase 2 will be to build second bridge

5.3 Establish future meeting dates and agenda items.

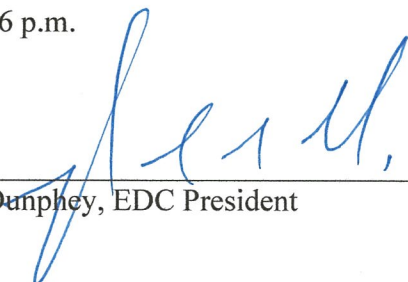
Next meeting rescheduled for Thursday, March 7, 2019.

Upon motion duly made, the meeting was adjourned at 7:46 p.m.

APPROVED ON THE 11TH DAY OF APRIL 2019.



Pat Patel,
EDC Administrative Assistant



Paul Dunphey, EDC President